

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, April 11, 2023

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Zachary Greenberg, Vice President
Allan Frishberg, Treasurer
Sean Greenberg, Secretary
Jeremy Waters, Director

Also, Present: Paula Davis, LCAM, GRS Community Management

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at 7:04 PM.

Roll Call - A quorum of the Board was established.

Proof of Notice of Meeting

Meeting Notice posted 48 hours prior to meeting at designated area; Clubhouse Bulletin Board & Email.

Approval of Previous Meeting Minutes

A motion was made by Ryan to approve March 15th, 2023 minutes, seconded by Zack: All in favor, motion passed.

New Business

- **2022 Year End Financial Report** – Ryan reported the year end financial report prepared by Swinarski and Company is completed. The audit went smooth and books found in accordance with general accounting principles. A postcard will be mailed to members when audit is available on line. A motion to approve the audit as presented was made by Ryan and second by Jeremy. All in favor, motion carried.

Ryan motioned to hire an auditor to complete the 2023 audit/tax return. Second by Jeremy. All in favor, motion carried.

- Amend tonight's agenda to add discussion on COBWRA membership. Ryan made a motion to amend agenda. Second by Allan. All in favor, motion carried.
- **COBWRA** – Ryan reported to those not familiar COBWRA stands for Coalition of Boynton West Residential Associations. Canyon Trails has been a member for years. Barbara Fink is our liaison and has a seat on the Growth Management Committee. All the building in the district flows through this committee. Their objective is to protect the quality of life in the Western Boynton area. Developer has applied to develop the property at corner of Acme Dairy and Boynton Beach. The Logan property will include work force housing. This property is located opposite the new school on Acme Dairy. The Mazzoni property is closest to the turnpike and will have a CLR, assisted living, facility. Ryan stated requesting a 400-yard setback from our property line to the closest building. Ryan reported he spent about a year speaking with the developer, Morton on this subject. The 400-yard setback would require construction of four-story building to house the units. COBWRA supports up to 3-story building height and is unwilling to bend. Ryan stated supporting the developer's plan for 4 story building as long as included the 400-yard setback. COBWRA omitted specific information at their Growth Management meeting about acceptance of the 4-story building which resulted in a caveat to the building. The board is very upset and Ryan has relayed to COBWRA their concerns on how the group is operating and their lack of representation. Ryan brought up removing Canyon Trails from COBWRA and other area communities are willing to do the same. Ryan discussed inviting the developer to the next board meeting. BARC, Boynton AG Reserve Communities is another group that speaks on community behalf. They have 10 communities including Canyon Trails and the founders have access to county commissioners. The board has contact with the founders.

With no further questions, Ryan announced the motion on the table is to provide the autonomy to the Canyon Trails Board President to withdraw the Canyon Trails membership at will from COBWRA from April 11, 2023 to July 11, 2023. Motion by Ryan Anderson and second by Allan Frishberg. All in favor, motion carried.

Updates

Clubhouse repairs and updates – Allan stated the repairs to the basketball court are complete and waiting for insurance to update before can open courts.

Street sign - Ryan reported street sign damaged and new one ordered for Palacio Ridge. Sign will be installed shortly.

Common area mulch - Ryan reported dead plants removed along Acme Dairy and spring application of mulch in process of completion.

Common area ant spraying – Ryan reviewed quotes to treat exterior common area for ants. Ryan motioned to approve Hometown Pest, second by Allan. All in favor, motion carried.

Entrance paver repair – Paula reported preparing quotes to repair damaged pavers at the Acme Dairy entrance for next meeting.

Tree trimming schedule – Ryan reported the tree trimming is behind schedule. Questions taken from audience concerning landscaping. Board landscape liaison and property manager agreed to set a meeting with Gryphon Landscape to discuss concerns.

Other: Policy review for property vandalism – Paula asked board for review of the policy. Ryan discussed with board. Family will be responsible for cost of repairs and family suspension of resident gate RFID privilege for 30 days.

Compliance Committee recommendations & fining

Ryan motioned to approve the Compliance Committee’s recommendations as noted. Second by Allan. All in favor, motion passed.

Treasurer Report

Allan gave the Treasurer report. Operating account has \$593,000. Reserves has \$967,000. Total assets \$1,742,000. CD accounts have been laddered 3 months to 5 years. Currently 20 homes not paid (\$20,000), 7 homes in collection (\$8,000), Liens (\$6,000) and Miscellaneous (\$42,000) approximately \$36,000 in receivables. Which is on par for this time of the year.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:19 PM. Seconded by Zack. All in favor, motion passed.

Respectfully Submitted,

Paula Davis, LCAM – GRS Community Management

On behalf of the Board of Directors